148.0	0004	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	521,600 /	521,600
					USE VALUE:	521,600 /	521,600
					ASSESSED:	521,600 /	521,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAYAMAJHI MANI B &
Owner 2:	RAYAMAJHI SURUB
Owner 3:	
Street 1:	9 HIGGINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YANG XINZHEN/MING TENG -
Owner 2:	-
Street 1:	9 HIGGINS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,207 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1925, having primarily Vinyl Exterior and 1595 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2207.000	181,300		340,300	521,600
Total Card	0.051	181,300		340,300	521,600
Total Parcel	0.051	181,300		340,300	521,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.94 | /Parcel: 326.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,300	0	2,207.	340,300	521,600	521,600	Year End Roll	12/18/2019
2019	101	FV	143,000	0	2,207.	340,300	483,300	483,300	Year End Roll	1/3/2019
2018	101	FV	143,000	0	2,207.	301,500	444,500	444,500	Year End Roll	12/20/2017
2017	101	FV	143,000	0	2,207.	252,800	395,800	395,800	Year End Roll	1/3/2017
2016	101	FV	219,800	0	2,207.	252,800	472,600	472,600	Year End	1/4/2016
2015	101	FV	207,200	0	2,207.	218,800	426,000	426,000	Year End Roll	12/11/2014
2014	101	FV	207,200	0	2,207.	211,500	418,700	418,700	Year End Roll	12/16/2013
2013	101	FV	207,200	0	2,207.	201,300	408,500	408,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANG XINZHEN/MI	64785-89		1/12/2015		420,000	No	No		
DORNEY ROBERT C	32973-76		5/31/2001		272,000	No	No		
SULLIVAN JOHN	27391-430		6/17/1997		122,400	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Inspected	372	PATRIOT
12/19/2008	Measured	336	PATRIOT
11/10/2001	MLS	MM	Mary M
12/1/1999	Meas/Inspect	263	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2207		Sq. Ft.	Site		0	70.	2.20	8									340,348						340,300	

Total AC/HA: 0.05067 | Total SF/SM: 2207 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 340,348 | Spl Credit | Total: 340,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 97424
GIS Ref:
GIS Ref:
Insp Date: 03/19/09

!11572!

PRINT

Date	Time
12/11/20	01:43:40

LAST REV

Date	Time
09/20/16	15:38:58

apro

PAT ACCT. 11572

USER DEFINED

Prior Id # 1:	97424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	136.309
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262748
Depreciation:	81452
Depreciated Total:	181296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

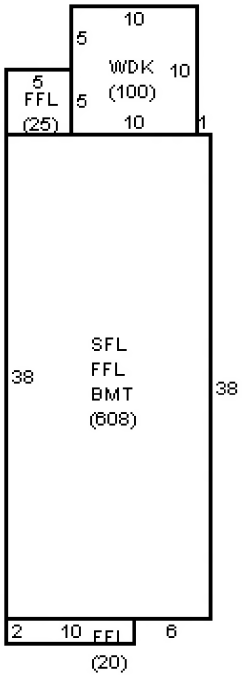
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.31
Special Features:	0	Val/Su Net:	95.02
Final Total:	181300	Val/Su SzAd	151.06

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	653	136.310	89,010
BMT	Basement	608	49.400	30,034
SFL	Second Floor	547	136.310	74,588
WDK	Deck	100	16.160	1,616

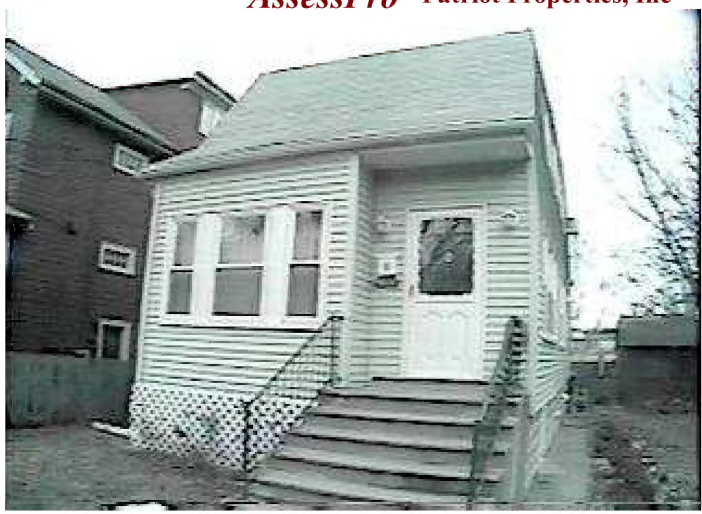
Net Sketched Area:	1,908	Total:	195,248
Size Ad	1200.2000	Gross Are	1969	FinArea	1595
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	F	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	